



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS  
SAVANNAH DISTRICT  
100 WEST OGLETHORPE AVENUE  
SAVANNAH, GEORGIA 31401-3604

January 4, 2023

Regulatory Division  
SAS-2022-00551

**JOINT PUBLIC NOTICE**  
**Savannah District/State of Georgia**

The Savannah District has received an application for a Department of the Army Permit, pursuant to Section 404 of the Clean Water Act (33 U.S.C. § 1344), as follows:

Application Number: SAS-2022-00551

Applicant: Laurel View Properties, LLC  
Attn: Travis Stringer  
2602 Barnard Street  
Savannah, Georgia 31401

Agent: Sligh Environmental Consultants, Inc.  
Attn: Tristan Turner  
31 Park of Commerce Way, Suite 200B  
Savannah, Georgia 31405

Project Purpose as Proposed by Applicant: The applicant's stated project purpose is "to provide a distribution center to service the long-term needs of business associated with the successful operation and growth of the Port of Savannah".

Location of Proposed Work: The project site is located approximately 1.0 miles east of Interstate 95, 0.5 miles north of the intersection of Sunbury and Islands Highway, in Midway, Liberty County, Georgia (Latitude 31.787583, Longitude -81.359214). The aquatic resources located on-site drain to the Jones Creek, which drains to the Laurel View River, that drains to the Saint Catherines Sound.

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers:  
The applicant is proposing to impact aquatic resources associated with the construction of a warehousing distribution complex. Specifically, the project would permanently fill 5.42 acres of non-tidal wetland. As proposed, the applicant would construct a 1,002,240 square foot warehouse (Warehouse 1), 691,200 sq. ft. warehouse (Warehouse 2), paved access road and parking area. The site will be accessed from Sudbury Road adjacent to the Tradeport East Industrial Park.

To offset the loss in aquatic function associated with the above freshwater impacts, the applicant has proposed the purchase of 35.52 wetland credits a Mitigation Bank that services the Ogeechee River Coastal watershed.

## **BACKGROUND**

This Joint Public Notice announces a request for authorizations from both the Corps and the State of Georgia. The applicant's proposed work may also require local governmental approval.

## **STATE OF GEORGIA**

Water Quality Certification: The Georgia Department of Natural Resources, Environmental Protection Division will review the proposed project for Water Quality Certification, in accordance with the provisions of Section 401 of the Clean Water Act. The applicant [has/has yet to] request[ed] a Water Quality Certification from the State of Georgia. Prior to issuance of a Department of the Army Permit for a project located in, on, or adjacent to the waters of the State of Georgia, review for Water Quality Certification in accordance with Section 401 of the Clean Water Act is required. A reasonable period of time, which shall not exceed one year, is established under the Clean Water Act for the State to act on a request for Water Quality Certification, after which, issuance of such a Department of the Army Permit may proceed. This public notice serves as notification to the Administrator of the U.S. Environmental Protection Agency (USEPA) pursuant to section 401(a)(2) of the Clean Water Act for neighboring jurisdiction review and begins the 30-day clock for USEPA to notify affected states.

State-owned Property and Resources: The applicant may also require assent from the State of Georgia, which may be in the form of a license, easement, lease, permit or other appropriate instrument.

Marshland Protection: This notice also serves as notification of a request to alter coastal marshlands (under the provision of the Coastal Marshlands Protection Act, Georgia Laws, 1970, p. 939 and as amended), if required. Comments concerning this action should be submitted to the Marsh and Shore Management Section, Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523-8600 (Telephone 912-264-7218).

Georgia Coastal Management Program: Prior to the Savannah District Corps of Engineers making a final permit decision on this application, the project must be certified by the Georgia Department of Natural Resources, Coastal Resources Division, to be consistent with applicable provisions of the State of Georgia Coastal Management Program (15 CFR 930). Anyone wishing to comment on Coastal Management Program certification of this project should submit comments in writing within 30 days of the date of this notice to the Federal Consistency Coordinator, Coastal Management Program,

Coastal Resources Division, Georgia Department of Natural Resources, One Conservation Way, Brunswick, Georgia 31523-8600 (Telephone 912-264-7218).

## **U.S. ARMY CORPS OF ENGINEERS**

The Savannah District must consider the purpose and the impacts of the applicant's proposed work, prior to a decision on issuance of a Department of the Army permit.

Cultural Resources: Review of the latest published version of the National Register of Historic Places and the Georgia Natural, Archeological and Historic Resources GIS database, indicates that no registered properties or properties listed as eligible for inclusion are located on the project site. Presently unknown archaeological, scientific, prehistorical or historical data may be located at the site and could be affected by the proposed work. According to the applicant, a Phase I cultural and archeological resources assessment for the project area has been initiated. Following completion of the field survey, a complete report will be submitted to the Corps and State Historic Preservation Office and any Tribal Historic Preservation Officer as needed upon completion of the review.

Endangered Species: A preliminary review the U.S. Fish and Wildlife Service (FWS) and the National Marine Fisheries Service's Protected Resource Divisions (NMFSPRD)'s list of Endangered and Threatened Species (IPaC) indicates the following listed species may occur in the project area: Wood stork (*Mycteria americana*); Eastern black rail (*Laterallus jamaicensis* ssp.); Eastern indigo snake (*Drymarchon corais couperi*) and frosted flatwoods salamander (*Ambystoma cingulatum*).

Pursuant to Section 7(c) of the Endangered Species Act of 1973, as amended (16 U.S.C. § 1531 et seq.), we request information from the U.S. Department of the Interior, Fish and Wildlife Service, the U.S. Department of Commerce, National Oceanic and Atmospheric Administration, National Marine Fisheries Service; or, any other interested party, on whether any species listed or proposed for listing may be present in the area. In addition, we are requesting information from the USFWS whether the project is within 2,500 feet of an active wood stork nesting colony.

Public Interest Review: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs,

safety, food and fiber production, mineral needs, considerations of property ownership and in general, the needs and welfare of the people.

Consideration of Public Comments: The Corps is soliciting comments from the public; federal, state, and local agencies and officials; Native American Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Application of Section 404(b)(1) Guidelines: The proposed activity involves the discharge of dredged or fill material into the waters of the United States. The Savannah District's evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under the authority of Section 404(b) of the Clean Water Act.

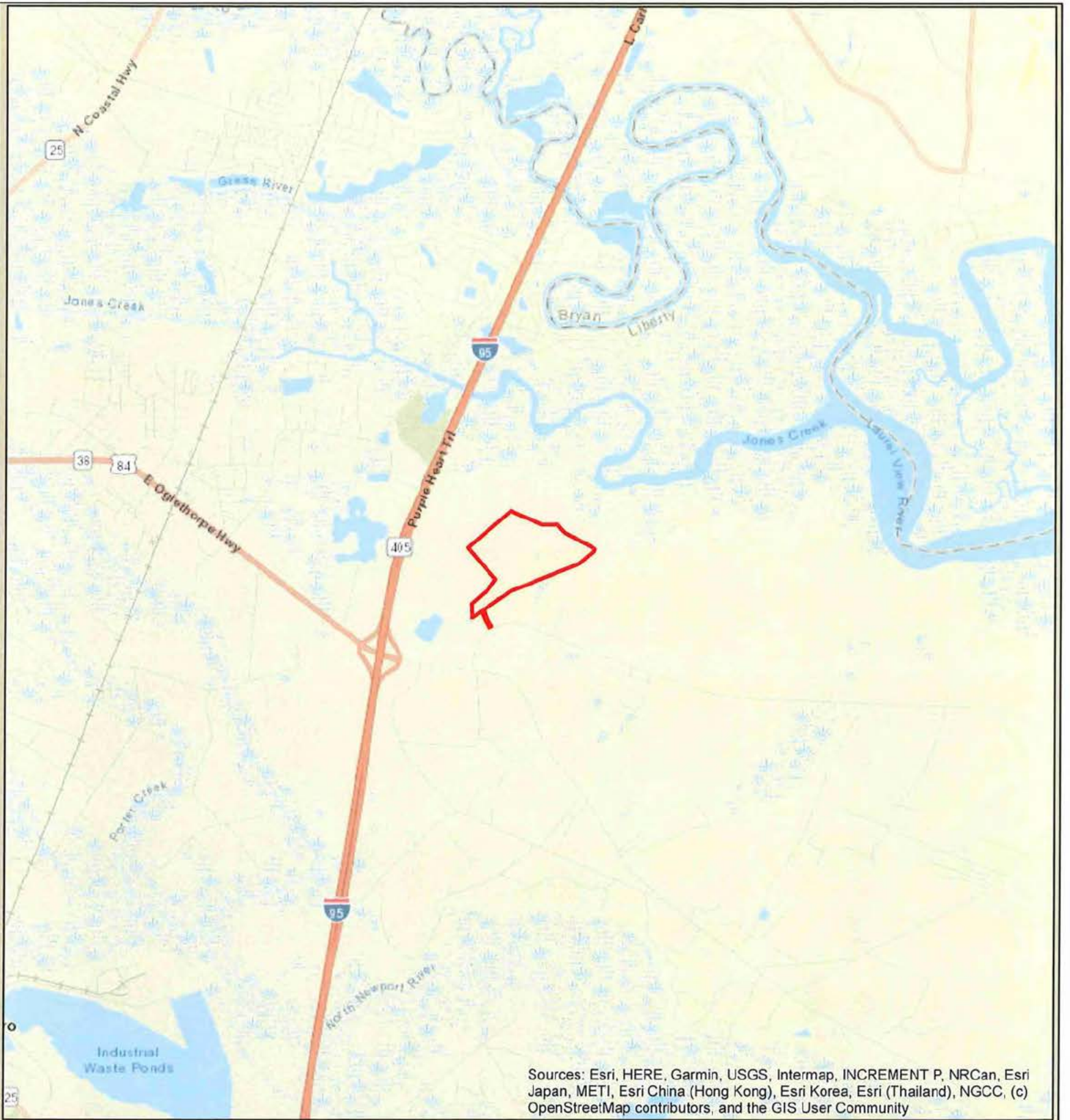
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. The decision whether to hold a public hearing is at the discretion of the District Engineer, or his designated appointee, based on the need for additional substantial information necessary in evaluating the proposed project.

Comment Period: Anyone wishing to comment on this application for a Department of the Army permit should submit comments by email to [shawn.r.gill@usace.army.mil](mailto:shawn.r.gill@usace.army.mil). Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Shawn Gill, 100 West Oglethorpe Avenue Savannah, Georgia 31401, no later than 30 days from the date of this notice. Please refer to the applicant's name and the application number in your comments.


If you have any further questions concerning this matter, please contact Shawn Gill, Project Manager, Coastal Branch at [shawn.r.gill@usace.army.mil](mailto:shawn.r.gill@usace.army.mil).

Enclosures:

1. Figure 1 – Vicinity Map
2. Plan and Profile Drawings



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

 Project Limits (+/- 229.84 acres)

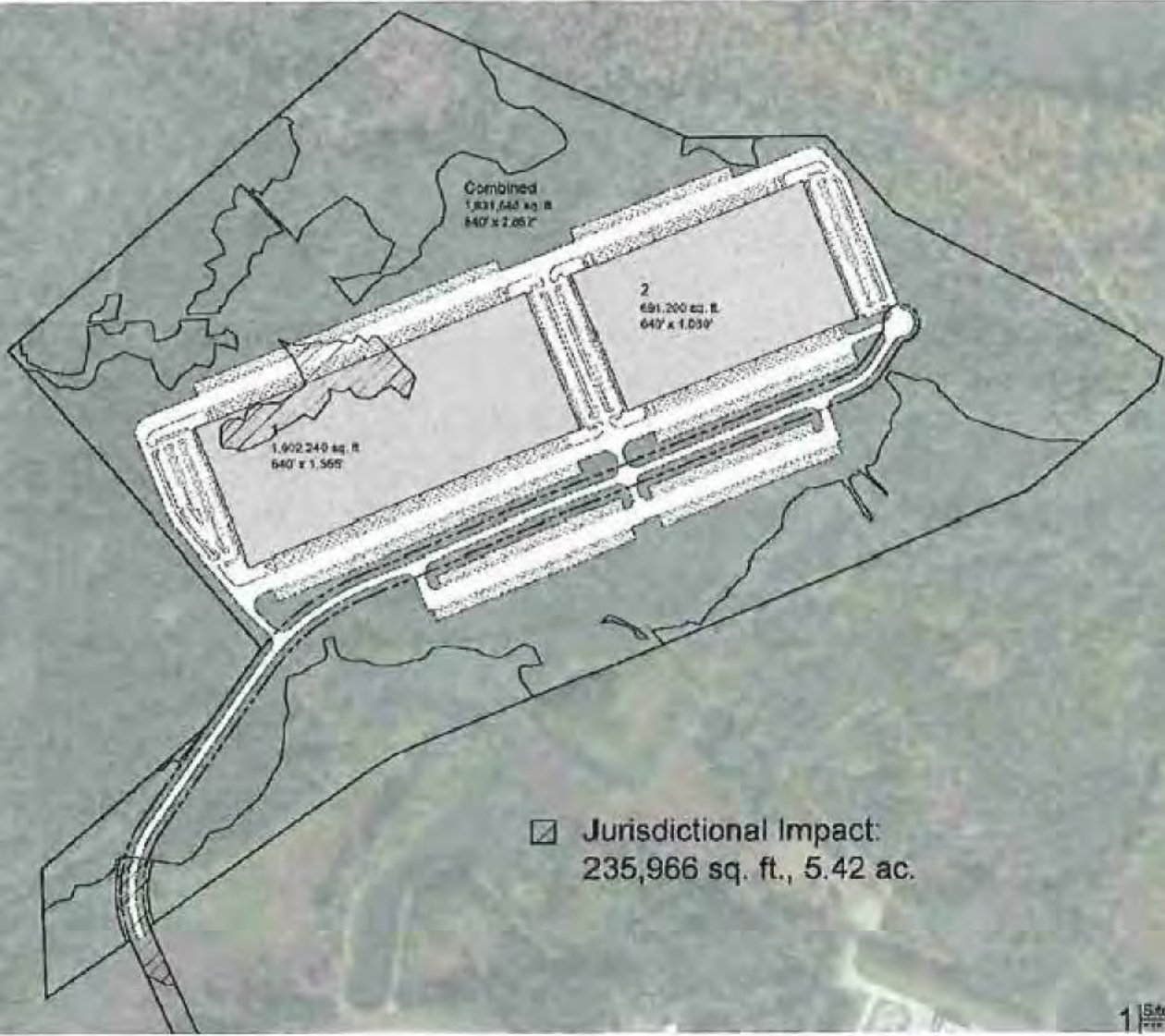
**sligh environmental consultants, inc.**  
 31 Park of Commerce Way, Suite 200B  
 Savannah, Georgia 31405  
 phone: (912) 232-0451  
 fax: (912) 232-0453

## Location Map Dorchester Commerce Park Phase II Liberty County, Georgia

0      0.5      1  
 Miles  
 Scale: 1 inch = 1 mile

Exhibit Date: December 5, 2022
Drawn by: TCT
Reviewed by: SFS
Job Number: 01-22-007





☑ Jurisdictional Impact:  
235,966 sq. ft., 5.42 ac.

a new development for  
**Dorchester Commerce Park Phase II**  
Interstate 95 & Hwy 84  
Liberty County, Georgia

DATE: 10.19.2009  
DRAWN BY: GSK  
CHECKED BY: WFL  
REVISIONS:

**A1.1**